

FALLBROOK COMMUNITY PLANNING GROUP

Regular Meeting

Monday, October 20 2008, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

m/o 11/12
RECEIVED
NOV 12 2008
San Diego County
DEPT. OF PLANNING & LAND USE

Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 15 members were present, Bill Bopf, Jim Bowen, Anne Burdick, Harry Christiansen, John Crouch, Eileen Delaney, Tom Harrington, Carolyn Major, Ron Miller, Jim Oenning, Ike Perez, Mary Jane Pfeil, Jim Russell, Chuck Sanacore and Paul Schaden..

Announcements :

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Jim Oenning announced that Granite Construction has agreed to an extensive monitoring operation at the Rosemary's Mountain quarry. Monitoring will cover the entire span of possible pollutants as defined by the EPA. Bids are being solicited for independent firms to do the monitoring. This success is the direct result of FCPG requesting help from the County Board of Supervisors and County administration. Community action with concerned citizens' effort madethis a first time success not seen in any other hard rock quarry in the country.

2. Approval of the minutes for the meeting of 15 September 2008. Voting item.

Carolyn Major moved to approve the minutes as submitted. Approval was unanimous.

3. MUP03-127RPL1 Major Use Permit for Los Willows Inn and Spa, 728-8121 that would authorize use of the property for weddings and a confidence course on the 27.74 acres located at 530 Stewart Canyon Road, a private street. The applicant will be abandoning the previously proposed resort hotel and a spa. The applicant has closed the previously approved, via ZAP96-047, Bread & Breakfast. Contact person Wes Peltzer 744-7125, wwpeltzer@aol.com. County planner Curt Gonzalez 858-694-3696. Continued at the 18 Sept 2006 & 15 Sept 2008 FCPG meetings. **Land Use Committee & Design Review Committee.** Community input. Voting item. (7/24)

Wes Pelzer and Jim Chagala presented for the applicant, using a slide show. The B&B owned by the applicants is still operating under a separate Use Permit, limiting it to rent out no more than 5 rooms of the 9 available. The former spa has been demolished. Nearly all facilities to be used for either the weddings or the team building events is in place already except for a fire resistant shelter-in-place structure to protect guests and employees in the event of a fire. This is a major part of a program developed in cooperation with North County Fire Protection District. Emergency vehicle access will be available between 5 and 7 minutes. One new hydrant will be installed. Emergency water supply will be from a million gallon tank located well above the project site. Two vehicle turnarounds will be installed at suitable locations. No cooking for events will be done onsite: all food service will be catered. The only kitchen is for staff only and is small.

The shelter-in-place will be a fire resistant building located at the south end of the lake. It will be at least 2000 square feet in size, designed to shelter 285 or more persons, with baths, good communication facilities and vented. There will be 100 feet of clear space around it. Landscaping has been cleared up for fire protection. A traffic study has concluded that Stewart Canyon Road will operate at Service Level B, without significant holdups. The applicant pays into CSA-13 fees regularly and will pay any TIP fees. A new approved septic system has been installed in the event area.

The Land Use Committee was pleased with the new proposal, concerned only with the shelter-in-place building, and voted approval. Design Review Committee also found the proposal "great" and approved it. Eileen Delaney asked the number of employees, and was told "10 to 15". Times shown on their

schedules are based on five hours for any event, unless there is a catered meal added. There will be sprinklers in all structures. Harry Christiansen asked about the B&B, which is a separate facility operated by the same owners. Wedding participants may or may not choose to use the B&B, and B&B renters may not be participating in any event at the lower facility. Chuck Sanacore moved to approve the Major Use Permit for an event facility as presented. Motion approved with 14 affirmative votes and Harry Christiansen abstaining.

4. TPM21110 Request to subdivide the 1.98 acres located on the west side of Stage Coach Lane 690 feet south of the intersection with Gum Tree Lane into three lots for three dwelling units. The existing house to remain. The existing garage to be removed. Owner & applicant Robert Hudak 559-9049. Contact person Steve Lypps 728-1134. County planner Michelle Conners 858-694-2636. Project denied at the 21 Jan 2008 and continued at the 15 Sept 2008 FCPG meetings. **Land Use Committee.** Community input. Voting item. (8/7).

Hadley Johnson spoke for the subdivision, saying the County has placed several new conditions on it. One restricts Lot # 2 to the panhandle for access, removing the right to access Road A to the north. Others were technical re the Zoning Ordinance. This branch of Stage Coach Lane serves only ten homes, so traffic on it is minor. There may be need for a zoning waiver re distance from Street A to the panhandle. Chuck Sanacore moved approval of the subdivision as presented. Approval was unanimous.

5. TPM21138 Request to subdivide the property into 3 parcels for 3 single family dwelling units located at 510 Tumble Creek Lane. The existing house on lot #1 will remain. Owner Surry Heights, LLC 723-1368. Applicant Lawrence Paxton 294-4871. County planner Ashley Gungle 858495-5375. **Land Use and Circulation Committees.** Community input. Voting item. (9/2)

Craig Schmad, a co-owner of the property, reported he and associates had purchased several properties a few years ago, and built a road to access all the land. Since, one site had been sold off. The remaining land would be divided into 3 parcels, one of 1 1/3 acres, one of 2 1/3 acres and the rest. The Tumble Creek area is zoned 1 acre and has about 50 homes. The existing home will remain on lot #1. They plan to build custom homes compatible with the neighborhood on the other two lots. A hammerhead for turnaround of emergency vehicles is required but its location may need to be moved. Chuck Sanacore reported that the Land Use Committee had concerns over fire response time (reported to be 5 – 7 minutes), and that NCFPD wants an emergency gate for secondary access via Green Canyon Norte. Otherwise, Land Use Committee approved of the subdivision. Circulation and Design Review Committees had similar concerns, and both approved the subdivision. Chuck Sanacore moved to approve the subdivision as presented, subject to NCFPD approval of the emergency exit and of the turnaround. His motion was approved by a unanimous vote.

6. P08-038 Request for a major Use Permit for a cell tower on the 3.9 acres located at 2415 S. Mission Road (S Mission and Olive Hill Roads). Owner Martin & Mildred Doctor. Applicant At&t Mobility 858-453-3388. Contact person Misako Hill 415-533-2540 (misako.hill@plancominc.com). County planner Elyce Shorb 858-694-3913. **Public Facilities Committee.** Community input. Voting item. (9/9)

Ted Marioncelli said that AT&T needs only a relatively small facility at this location to fill in coverage. The decision to use the Olive Hill/Mission property in lieu of the Ingold Field light pole was made because of cost and a County timeline. AT&T has added vegetation at the request of Public Facilities Committee, as defined on page L-1 which has been added to their project packet. Public Facilities had approved of this site if landscaped to improve the view. John Crouch moved to approve the request for a Major Use Permit as presented, including the information on page L-1. This motion was approved unanimously.

7. TM5532 Request for Waiver of Utility Under grounding along Old Highway 395 & Sterling View Drive. Applicant Dan Wery 858-614-5081. DPW project manager Mark Slovick 858-495-5172. Continued at the 18 February 2008 & denied at the 17 March 2008 meetings. **Public Facilities Committee.** Community input. Voting item. (9/24)

The applicant was not present because of the Public Facilities Committee action as follows. A proponent had presented some new information since the March 2008 denial including:

A letter of support from NCFPD, .

SDG&E has cleared vegetation and trees from under the power lines,

SDG&E is undertaking vigorous fire prevention measures,

A report stating that undergrounding the power lines will not increase fire safety.

The Public Facilities Committee studied these materials, and found the NCFPD letter language ambiguous and needing clarification. They requested evidence regarding all four items listed above.

They moved to continue this project until:

1. NCFPD clarify paragraph 3 of the February 20, 2008 letter.

2. SDG&E define improvements for wind-generated wire harmonics.

3. Status of build-out for surrounding areas of the proposed site..

At the FCPG meeting, John Crouch explained his committee's considerations, and moved to continue this project for one month. This continuation was approved by a vote of 15 to 0.

8. Request for a Waiver of B Community Design Review Special Area Regulation for Remodel and Addition to community room and replacing stucco with siding on the complex buildings. Location: 920 E. Mission Rd., Fallbrook. Contact: Community HousingWorks, Yvette Vela 619 318- 6242. ivela@jsco.net. Planner: Ross Gunder, RossGunder@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item.

Community Housing Works has now closed on the purchase of the Turnagain apartments. They are now firming up details of the revamp. Two facets of the project are at issue. The existing community room is too small and the plan was to remove it and replace it with a prefab structure. This has turned out to need more space than available, and the proposal is to expand the existing 500 SF room building with 600 SF of new cement plaster construction. Several trees can be kept as a result. The other is to revise the facades from fiber cement siding to stucco siding. Design Review Committee had endorsed both new features. Eileen Delaney moved to approve the waiver as presented and authorize the proposed revisions. This motion was approved unanimously.

9. Request for a Waiver of B Community Design Review Special Area Regulation for signage for Fallbrook Martial Arts. Location: the old North County Times building located on the northwest corner of Main and Elder. Owner: Marilee Neal. Contact: Don McDougal, don@grandtradition.com. Merilee Neal, merrileeneal@mac.com. Planner Debra Frischer debra.frischer@sdcounty.ca.gov :**Design Review Committee.** Community Input, Voting Item.

Don McDougal made the presentation. They request 2 new signs, one of 26 SF and another 14 SF. Basically, the Martial Arts is moving a block into this location. Design Review Committee had approved of the signs and the waiver. Eileen Delaney made a motion to approve the waiver as presented. Her motion was approved by 15 to 0.

10. Reimburse Ron Cheney \$60.00 for supplying upgraded format training materials for training newly elected members Board of Supervisors Policy 1-A from tape to DVD, Ralph M. Parsons Act for conducting public meetings from tape to DVD, 2008 PG Training session tape to CD-ROM format.. Community Input, Voting item.

This request is to upgrade the audio/visual materials for educating new members on certain aspects of Planning Group operations. The present facilities require obsolete presentation units to watch. The request for reimbursement was approved unanimously, 15 to 0.

Meeting adjourned at 8:10 PM

Jim Bowen, secretary

Cc:	DPLU	Nick Tartaglia	
		Cheryl Jones	Item 10
		Curt Gonzales	Item 3
		Michelle Conners	Item 4
		Ashley Gungle	Item 5
		Elyce Shorb	Item 6
		Debra Frischer	Items 8, 9
	DPW	Jerry Moriarty	Item 7

Fallbrook Chamber of Commerce